



DEVELOPMENT / INVESTMENT / OFFICE / RESIDENTIAL / RETAIL / HIGH STREET RETAIL TO LET

## 1ST & 2ND FLOOR OFFICES

105-109 Montague Street, Worthing, BN11 3BP

EXTENSIVELY REFURBISHED 1ST FLOOR OFFICES  
TO LET

7,801 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

Available Size	7,801 sq ft
Rent	£65,000.00 per annum exclusive of rates, VAT & all other outgoings
Business Rates	TBA
Service Charge	A service charge will be put in place following occupation
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (83)

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
1st	6,316	586.78
2nd	1,485	137.96
<b>Total</b>	<b>7,801</b>	<b>724.74</b>

## Description

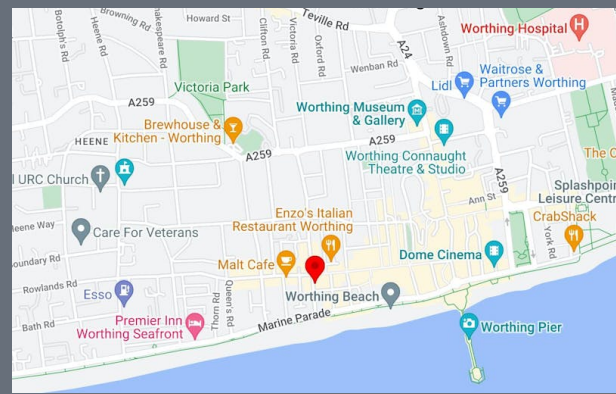
Situated on the 1st & 2nd floor of a prominent 3 storey building. The building was the subject of an extensive refurbishment in 2021 which we understand cost in excess of £2.5 million. Arranged as a predominately open plan office space with a number of separate offices & welfare space. The property is suitable for another office user, however could be suitable for leisure, or a variety of other uses subject to required consents.

## Location

The subject property is located on the southern side of Montague Street, Worthing's main shopping thoroughfare, surrounded by a variety of high street occupiers including The Body Shop, Greggs, O2, Yours & Millets. The seafront is 100m to the south whilst several community amenities such as AMF bowling, Lido and the well-known Worthing Pier are all only a short walk away. Worthing is a large seaside town in West Sussex located on the south coast 11 miles (18km) west of Brighton, 20 miles (32 km) east of Chichester and 60 miles (96.5 km) south of London. The town is affluent with a growing residential population in excess of 100,000 and an annual footfall of 5.5 million.

## Terms

The property is available by way of a new full repairing & insuring lease for a minimum term of 5 years either as a whole or alternatively our client may consider splitting the ground floor from the upper floors & letting separately. Subject to status a rent deposit may be required. The property should be available from the 16th of April 2024.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

01273 672999 | 07935 901 877  
james@eightfold.agency

**Jack Bree**

01273 672999  
jack@eightfold.agency

**Mr David Marsh (Michael Jones)**

01903201212 | 07801 692287  
davidmarsh@michaeljones.co.uk

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/05/2024



# Energy performance certificate (EPC)

DWP OFFICES  
105-109 MONTAGUE STREET  
WORTHING  
BN11 3BP

Energy rating

**B**

Valid until: **5 September 2031**

Certificate number: **8374-8492-3521-1579-2934**

Property type

B1 Offices and Workshop businesses

Total floor area

1,156 square metres

## Rules on letting this property

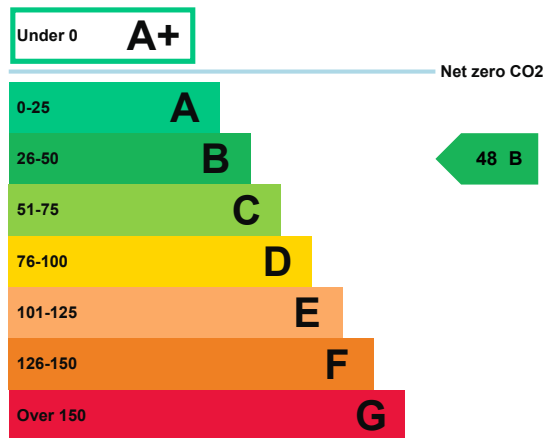
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

38 B

If typical of the existing stock

111 E

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## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

4

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

30.88

Primary energy use (kWh/m<sup>2</sup> per year)

183

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7684-8608-9949-0280-7190\)](#).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Louis Tsakistras BSc (Hons), DipNDEA L3 L4
Telephone	02084074084
Email	<a href="mailto:info@tagepc.co.uk">info@tagepc.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

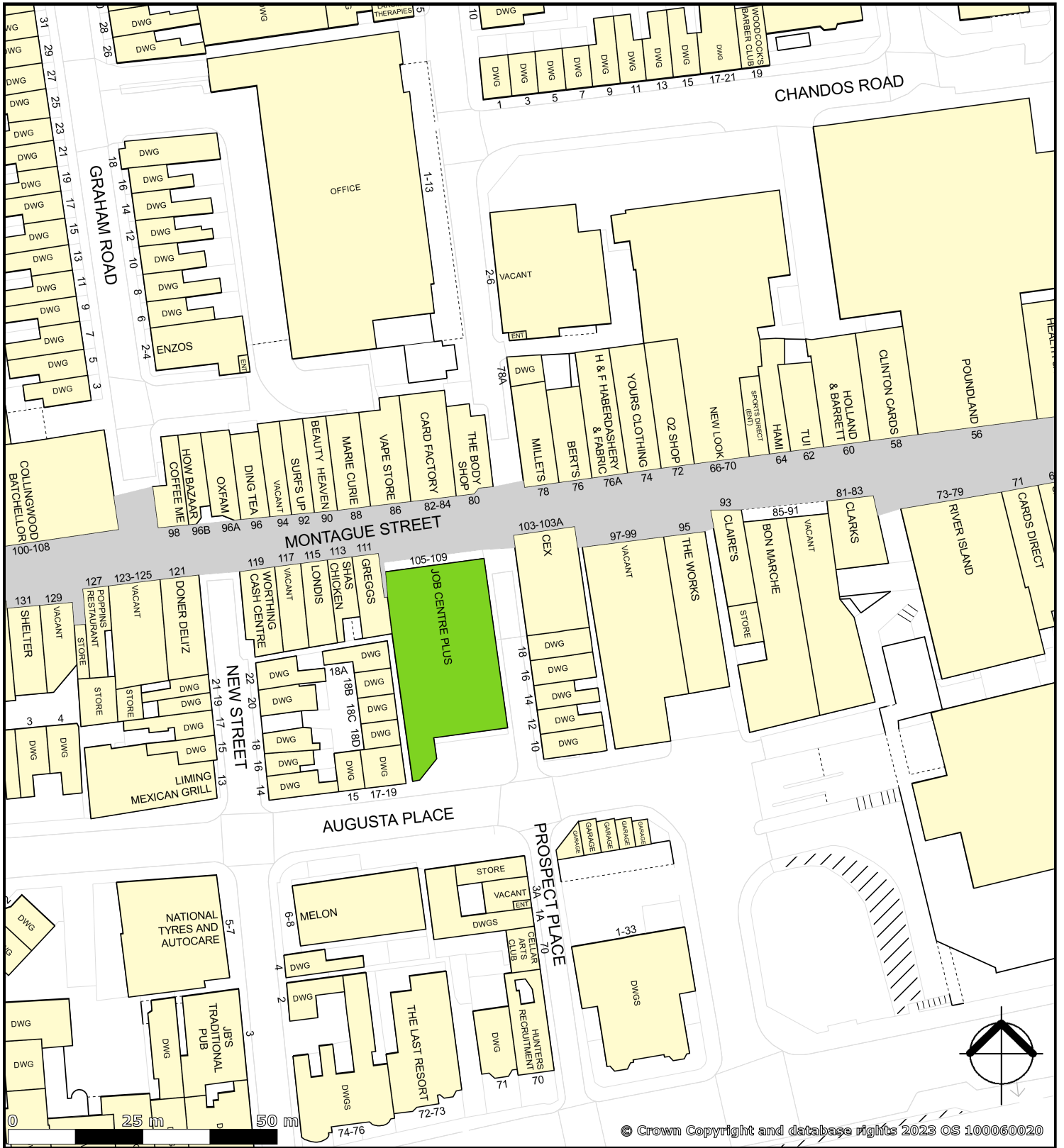
Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034808
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Trinity Alexander Group
Employer address	15 Whitehall, Westminster, London SW1A 2DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 August 2021
Date of certificate	6 September 2021

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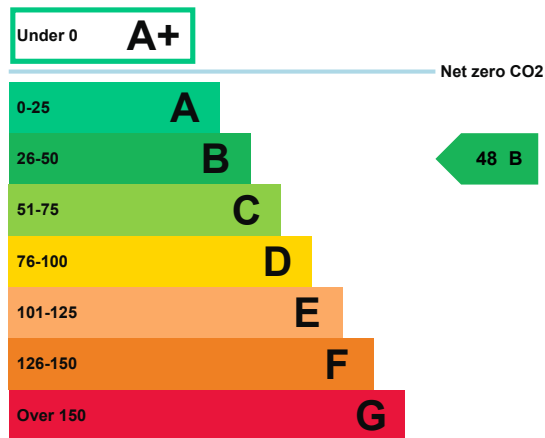
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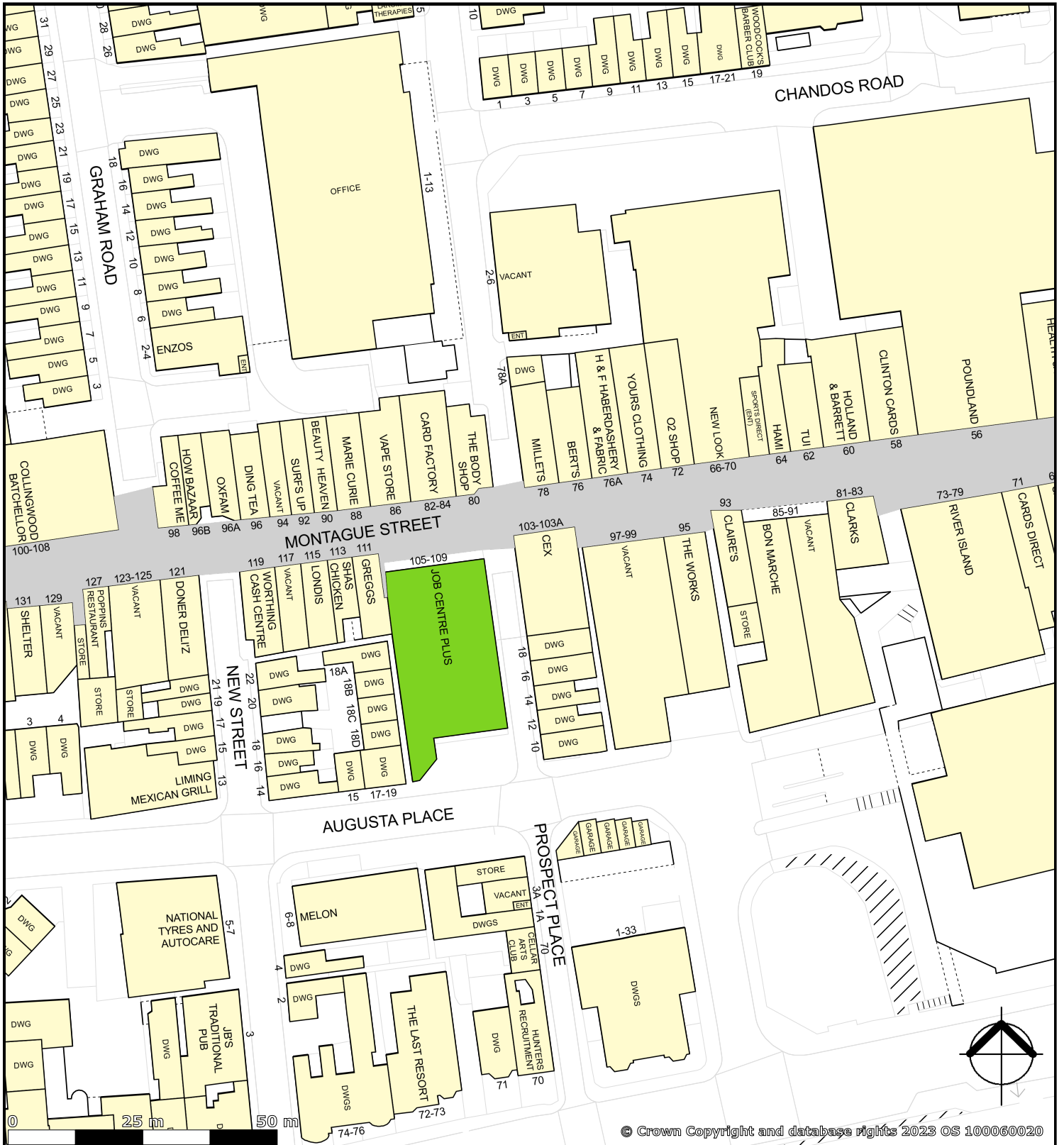
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